

**REPORT - PLANNING COMMISSION MEETING
November 20, 2003**

Project Name and Number: Housing Implementation Programs 22 and 23
(PLN2004-00077, PLN2004-00079, 2004-00080, 2004-00081)

Applicant: City of Fremont

Proposal: To consider a City-initiated General Plan Amendment and Rezoning application to add either multi-family housing or mixed-use to the existing commercial designation on approximately 22 acres of land. The intent of the proposal is to maintain the existing Neighborhood Commercial or Community Commercial General Plan land use designations and add a Residential density designation (either High or Medium) to the various sites. This would allow the owner to maintain neighborhood or community commercial land uses, redevelop the site with new land uses, redevelop the site with all residential land uses or develop a mixed-use project on the site. The sites are located in four separate portions of the city, as follows:

Site 1: To designate the Cabrillo Shopping Center (PLN2004-00077) consisting of approximately 3.72 acres of land to add a Residential High density designation of 23 to 27 units per acre to the existing Neighborhood Commercial land use designation and rezone the property to P2004-77 allowing all existing Neighborhood Commercial (C-N) zoning provisions as well as mixed use and/or residential development of 23 to 27 units per acre.

Site 2: To designate approximately 7.79 acres of land located on the northeast and northwest and southeast corners of Fremont Boulevard and Blacow Road in the Irvington Planning Area (PLN2004-00079) to add a Residential Medium density designation of 18 to 23 units per acre to the existing Neighborhood Commercial land use designation and rezone the property to P2004-79 allowing all existing Neighborhood Commercial (C-N) zoning provisions as well as existing provisions of the Planned District P2002-282 and mixed use and/or residential development of 18 to 23 units per acre.

Site 3: To designate approximately 8.25 acres of land located on the southeast corner of Fremont Boulevard and Grimmer Boulevard in the Irvington Planning Area (PLN#2004-00080) to add a Residential High density designation of 27 to 35 units per acre to the existing Community Commercial Irvington Overlay land use designation and rezone the property to P2004-80 allowing all existing Community Commercial Irvington Overlay (C-C-1)) District provisions, as well as mixed use and/or residential development of 27 to 35 units per acre.

Site 4: To designate approximately 2.33 acres of land located on the southeast corner of Niles Boulevard and Rock Avenue in the Niles Planning Area (PLN2004-00081) to add a Residential Medium density designation of 15 to 18 units per acre to the existing Neighborhood Commercial land use designation and rezone the property to P2004-81 allowing all existing Neighborhood Commercial (C-N) zoning provisions as well as pre-existing provisions of the Planned District PD-77-5, mixed use and/or residential development of 15 to 18 units per acre.

Recommended Action: Recommend to City Council

Location: **Site 1 (PLN2004-00077)** – Cabrillo Shopping Center on Thornton Avenue between Cabrillo Drive and Balboa Way in the Centerville Planning Area.

Site 2 (PLN2004-00079) – on the northeast, northwest and southwest corners of Fremont Boulevard and Blacow Road in the Irvington Planning Area.

Site 3 (PLN2004-00080) – on the southeast corner of Fremont Boulevard and Grimmer Boulevard in the Irvington Planning Area.

Site 4 (PLN2004-00081) – on the southeast corner of Niles Boulevard and Rock Avenue in the Niles Planning Area.

Assessor Parcel Number(s):

Site 1: 501 0080-080-09; 501 0080-079-02
Site 2: 525 1115-027-05; 525 1115-028-03; 525 1646-003-02; 525 1646-020-02; 525 1646-002-01; 525 1646-021-00
Site 3: 525 1052-011-00; 525 1052-003-02; 525 1052-012-00
Site 4: 507 0062-004-16; 507 0062-004-13; 507 0062-003-09

Area: +/-22 Acres

Owners:
Site 1: James Hardwick
Site 2: Fast Food Folks; Fortieth & Telegraph Associates; JCS Properties LLC, SPC Properties, LLC; Dianne L. Heston, Tr.; Blacow Fremont LLC
Site 3: Leo M. Shortino
Site 4: William and Sylvia Abraham; William and Toula Sinodinos.

Agent of Applicant: None

Consultant(s): None at this time

Environmental Review: A Negative Declaration was prepared and circulated for this project.

Existing General Plan:
Site 1: Neighborhood Commercial
Site 2: Neighborhood Commercial
Site 3: Community Commercial Irvington Overlay
Site 4: Neighborhood Commercial

Existing Zoning:
Site 1: Neighborhood Commercial (C-N),
Site 2: Neighborhood Commercial (C-N) and Planned District P2002-282
Site 3: Community Commercial Irvington Overlay (CC-I)
Site 4: Neighborhood Commercial (C-N) and Planned District P-77-5

Existing Land Use: Commercial centers, commercial buildings and vacant lands.

Public Hearing Notice: Public hearing notification is applicable. A total of 566 notices were mailed to owners and occupants of property within 300 feet of the site for each Site area. The notices to owners and occupants were mailed on November 7, 2003. A Public Hearing Notice was delivered to The Argus on November 3, 2003 to be published by November 6, 2003.

Executive Summary: This proposal implements Program 22 (Redesignation and Rezoning of Older Shopping Center Sites), and Program 23 (Rezoning Sites to Mixed-Use to Accommodate Affordable Housing Developments) of the certified Housing Element. Program 22 consists of the rezoning of older shopping center properties to accommodate mixed use and/or residential housing units. Staff has identified sites for consideration for redesignation under the General Plan and rezonings to implement the goals, policies and programs set forth primarily in Program 22. Additionally, some of the parcels that have been identified under this first grouping of rezonings fall under Program 23 (Rezone Sites to Mixed-Use

to Accommodate Affordable Housing Developments). These sites are being suggested for consideration because of their proximity and spatial relationships to the Program 22 sites.

Staff is requesting that the Planning Commission recommend approval of the proposed Mitigated Negative Declaration and the redesignations and rezonings to the City Council.

Background: The City is charged by State statute with responsibility for updating its Housing Element. A Housing Element is a planning document (part of the General Plan) that guides the City's housing efforts. The Element not only provides general goals, objectives and policies but also proposes implementation programs to meet the stated goals and objectives. The Housing Element must also address the City's allocation of housing needs prepared by the Association of Bay Area Governments. The Association of Bay Area Governments (ABAG) has determined the 1999-2006 Regional Housing Needs Distribution Allocation for all Bay Area cities and counties, including Fremont. The total housing need for Fremont is 6,708 units (revised to 4,912 as set forth in the Housing Element). This allocation is based upon ABAG's projections of the City's share of regional job growth and regional household growth during the 1999-2006 period.

Existing law requires the State Department of Housing and Community Development (HCD) to evaluate the programs in the housing element for consistency with State law. Those programs include the identification of sites to be made available to encourage the development of a variety of types of housing for all income levels.

On February 12, 2002, the City Council adopted a new Housing Element to replace the previously adopted (May 1991) Element. The City received comments from the State Department of Housing and Community Development (HCD) on June 3, 2002, stating that revisions were necessary prior to State certification. Since June of 2002, staff worked to revise the Housing Element to respond to HCD comments. Council adopted the revised Housing Element on May 13, 2003. On July 17, 2003, HCD informed the City of Fremont that the Housing Element adopted by the City Council on May 13, 2003 was found in compliance with State housing element law. HCD reiterated the need to meet the established timeframes. The City submitted an annual report to HCD on the progress in implementing identified Housing Element programs on October 1, 2003.

Project Description: Staff proposes the redesignations and rezonings of 14 properties to carry out the implementation of Program 22 and portions of Program 23 of the Housing Element. This is the first grouping of redesignations and rezonings required to implement strategies of the Housing Element related to increasing opportunities for the production of housing in Fremont.

In Program 22, the Housing Element provides that older shopping centers should be considered as opportunity sites for housing. The City has identified several older shopping centers as having opportunities for redevelopment because they are coming to the end of their economic life and/or are considered underutilized. These sites could be redeveloped into new housing developments or as mixed-use villages. Similarly, Program 23 provides that several parcels with commercial designations be rezoned to encourage additional mixed-use residential development that could incorporate affordable housing units.

The sites that have been identified for redesignation and rezoning at this time are included as Attachments to this Report. Exhibits "A1", "A2", "A3" and "A4" identify the proposed General Plan redesignations and Exhibits "B1", "B2", "B3" and "B4" include the proposed rezonings for the subject sites. The following is a description of these sites including proposed redesignations and rezoning:

Site 1 (PLN2004-00077): Cabrillo Shopping Center. The center is located on Thornton Avenue, between Cabrillo Drive and Balboa Way. It contains approximately 3.72 acres of land and has been developed with a one-story commercial shopping center and an automobile service station located adjacent to Thornton Avenue. Existing tenants include a restaurant/coffee shop, an insurance office, a bicycle shop, a martial arts studio, a furniture store, a video rental outlet and similar local-serving retail uses. The intent of the proposed project is to maintain the existing General Plan land use designation of Neighborhood Commercial and add a Residential High Density 23-27 units/acre General Plan land use designation on the site. This would allow the owner to maintain neighborhood commercial land uses, redevelop the older center with new land uses, redevelop the site with all residential land uses or develop a mixed-use project on the site. A rezoning from the Neighborhood Commercial

(C-N) to Planned District (P-2004-77) is proposed which would allow uses of the Neighborhood Commercial (C-N) District as well as residential uses.

Surrounding land uses adjacent to the project site include low density residential dwellings southwest of the site and medium density, apartment complexes on the remaining sides of this site.

Site 2 (PLN2004-00079). This site contains approximately 7.79 acres of land located on the northeast, northwest and southeast corners of Fremont Boulevard and Blacow Road. Existing uses include a wholesale grocery establishment (Smart and Final), a restaurant, a neighborhood bar, a tire shop and a mix of other local retail and commercial office uses. A portion of the southeast corner of the site has been designated Planned District P2002-282 to allow the existing bar. The proposal is to amend the General Plan land use designation to add a Residential Medium Density 18 – 23 units per acre General Plan land use designation in addition to the existing Neighborhood Commercial land use designation. Similar to Site 1, the property owners would have maximum flexibility to maintain existing uses, or redevelop the sites with new commercial, residential or a mix of the two land uses. A rezoning is proposed from the Neighborhood Commercial (C-N) and pre-existing P-2002-282 Planned District to the Planned District (P-2004-79) which would allow uses of the Neighborhood Commercial (C-N) District as well as residential uses and the preexisting uses in P2002-282.

Land uses surrounding this site include low density residential to the east and south, medium density residential to the north and retail commercial and a church to the west.

Site 3 (PLN2004-00080). This site is located on the southeast corner of Fremont Boulevard and Grimmer Boulevard. It contains 8.25 acres of land on three separate but contiguous parcels of land. Existing uses on the site include a bowling alley, auto parts store, two banks, a chapel, and similar local serving restaurants, offices and retail establishments. The remainder of the site used for surface parking. The proposal is to amend the General Plan land use designation to add High Density Residential 27-35 units per acre land use designation to the existing Community Commercial Irvington Overlay designation, similar to the above two sites. A rezoning is proposed from Community Commercial Irvington Overlay (C-C-I) to Planned District (P-2004-80), which would allow uses allowed in the Community Commercial District as well as residential uses.

Surrounding land uses include community commercial uses along the northwest side of Grimmer Boulevard and the northeast side of Fremont Boulevard. A number of single-family dwellings also exist on the north side of Fremont Boulevard across from the project site. A large apartment complex has been constructed southeast of the project site and a combination of apartment dwellings and commercial uses have been established along the west side of Bay Street.

Site 4 (PLN#2004-00081). This site consists of approximately 2.33 acres of land located on the southeast corner of Niles Boulevard and Rock Avenue. Existing land uses include a 7-11 convenience store, restaurants, hair salons, interior design business and similar neighborhood serving commercial and office uses with a large surface parking lot. Both the northwest corner and southern portions of the site are vacant. A number of mature, introduced trees are growing within the parking lot. A General Plan amendment is proposed to add a Residential Medium Density 15 – 18 units per acre General Plan land use designation to the existing N-Neighborhood Commercial designation, to allow a future similar mix of uses as the above three sites. The existing zoning designation of P-77-5 would be changed to a Planned Development (P-2004-81) which would allow residential uses in addition to uses allowed within the pre-existing P-77-5 District.

Surrounding land uses include medium density residential dwellings to the north, south and east with low-density dwellings to the west.

Analysis: Programs 22 and 23 are not intended to make commercial sites non-conforming after the redesignation and rezoning are completed. Rather, such redesignation and rezonings are intended to be “additive,” so that new zoning of the parcels increases development opportunities for each site by allowing new residential units. Sites could retain their existing commercial designation, but could also allow mixed-use villages, where commercial uses would coexist with

residential developments. Conversely, it is also possible that property owners could redevelop their sites solely for higher density residential use.

The current general plan land use designations for all the currently identified sites are Neighborhood Commercial or Community Commercial. Therefore, a general plan amendment is required in order to provide for uses other than solely commercial on a site. The proposed general plan amendments will result in the sites having a commercial and residential designation, as identified in Exhibits "A1", "A2", "A3" and "A4".

General Plan Conformance: The proposed General Plan Amendment will designate the four sites to include commercial and residential designations. The following General Plan Goals, Objectives and Policies are applicable to the proposed designations:

Fundamental Goal F8: *A Diversity of residential, recreational, cultural, employment and shopping opportunities.*

Land Use Policy 1.20: *Mixed use (residential/commercial) is allowed in Commercial Districts as specified by the zoning regulations for the respective district in order to increase the vitality and activity within commercial districts.*

Implementation 1: *Develop design and development standards, including residential intensity standards, for mixed –use projects within commercial districts.*

Land Use Policy 1.9: *To achieve a variety of housing types, the City has designated locations where moderate and higher density development is appropriate. Criteria for the location of higher density housing include access to transit, proximity to commercial areas, proximity to collector or arterial street, and a transition use where maximum flexibility in site design is required. For those areas where higher densities are indicated on the General Plan Diagram, construction of housing at significantly lower densities than planned would not meet the City's goals. The City therefore established a minimum required density of development for all medium and high density residential uses as follows:*

- When the residential range is between 6.5 and 70 units per acre (ranges 8 – 15), and a development application has not been deemed completed for processing under the provisions of the Permit Streamlining Act by July 1, 2003, the minimum density of the project must be at the midpoint of the density range.*
- When calculation of the midpoint density results in a fraction of a unit equating to 0.50 or more, the minimum density shall be rounded up to the next whole number.*

Reduction in the midpoint density may be approved when environmental constraints or historic preservation goals preclude achievement of the midpoint density.

If the property proposed for development contains a Primary Historic Resource, or is listed on the State or National Register of Historic Places, or is determined by the City Council through recommendation from HARB to possess historic significance then minimum density may be waived.

Housing Program Strategy

Implementation 22: *Commercial Redesignation: Older Shopping Center/Central Business District (CBD): Older Shopping Centers and portions of the CBD, identified as the CBD Concept Plan, should be considered as opportunity sites for housing. The City has several older shopping centers that are no longer attractive or vibrant commercial areas. These sites could be redeveloped into new housing developments or as mixed-use villages. The sites are likely to redevelop in the time frame of this Housing Element, particularly given the strong demand for housing and the incentive given to owners by City sponsored rezoning to accommodate units or mixed-use development opportunities. Many of these sites are also within the City's Redevelopment areas where the City can provide assistance. In*

addition, the Central Business District contains several sites that could accommodate housing units. Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan. The redesignation of such sites would be in addition to those sites referenced in the Commercial Redesignation Program 21. Sites sufficient to meet program needs are identified in Appendix E.

Housing Program
Strategy
Implementation 23:

Rezone Sites to Mixed-Use to Accommodate Affordable Housing Developments: The City will rezone several parcels with commercial designations to encourage additional mixed-use residential development that incorporates affordable housing units. Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan.

The proposed general plan amendments to accommodate additional mixed-use on the four sites are consistent with these land use policies and implementation strategies because redesignation of sites will allow increased opportunities for the production of moderate and higher density housing where appropriate, will accommodate mixed use development with residential uses at the minimum established mid-point density ranges, and will implement key Housing Program Strategies that are intended to facilitate the production of new housing in the City of Fremont.

Zoning Regulations: The four sites are currently zoned Neighborhood Commercial and Community Commercial Irvington Overlay Districts, with two sites having pre-existing Planned District zoning classifications. Future development on these sites will be based upon the development standards for a Neighborhood Commercial and Community Commercial-Irvington Overlay zoning district, R-3 zoning district and the provisions of the pre-existing Planned Districts.

Planned District Analysis: The Housing Element anticipates that Planned District zoning would be applied to these sites, and that each District would (1) specify the uses allowed on the site; (2) establish a density range that is allowed by right; and (3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for approval of a Precise Plan by ordinance.

In accordance with the Housing Element, four new Planned Districts are proposed for the four sites (See Exhibits C1, C2, C3 and C4). Each Planned District is set up to allow existing uses as provided for in the applicable existing zoning district, mixed-uses and residential uses with an established residential density range. As required by the Housing Element, residential developments must achieve, at minimum, the mid-point density within the established density range for the site. The Initial Study for the project did not identify any historic or environmental resources that would preclude any of the properties from achieving the midpoint minimum density. Therefore, new residential development will be required to develop at midpoint to high end of the density range. Additionally, new residential construction requires review and approval through the Site Plan and Architectural Review by the Planning Commission.

However, in the case of Sites #2 and #4, there are existing Planned Districts that were previously approved for portions of, or the entire site. The new Planned Districts would allow existing uses in accordance with the provisions of the adopted Planned Districts in addition to new mixed-use and residential uses. In accordance with the requirements of the Housing Element, the process for approval of new construction will also require Site Plan and

Architectural Review by the Planning Commission. However, it is proposed that commercial construction of properties affected by previously approved Planned Districts would require a Minor Planned District Amendment approved by the Planning Director if it involves less than 10% of new building area. If the new commercial construction exceeds 10% of new building area, a Major Planned District Amendment approved by Planning Commission and City Council is proposed to be required.

Section 8-21811(i) of the Zoning Ordinance requires certain findings for City-initiated P districts. This section states that after a public hearing the City Council may establish a P district provided that the Council finds the following:

- (1) The property is designated in the General Plan as having a relatively unique feature, and because of the need for specific design to achieve the objectives of such special General Plan designation, the property can best be established as a P district; or,
- (2) The uniqueness of the size, shape, topography of the property or its relationship to adjacent parcels, historical character or landscaping features is such that the property can best be developed as a P district.

Staff believes both findings can be made for the proposed Planned Districts. The designation of the four sites within existing commercial centers to allow mixed-use and/or residential uses and their location at key intersections warrants special design treatment to achieve the objectives of a Planned District.

- **Centerville Plan Analysis:** Site #1 is located within Sub-area 13 of the Centerville Planning Area. Sub-Area 13 is located in the western fringe of the Centerville Specific Plan Area. This Sub-Area allows existing commercial and residential densities as established in the General Plan. The Specific Plan established areawide goals to guide the development of the Specific Plan Area. One of those goals is to “Provide new housing opportunities for existing and future residents of Centerville in locations undergoing land use transitions”. The Cabrillo Shopping Center site is considered to be approaching the end of its commercial life. The redesignation and rezoning of this site to allow residential uses of 23-27 units per acre would be consistent with this areawide goal. Additionally, it is compatible with the existing residential densities of adjacent parcels within Sub-area 13 along Thornton Avenue.
- **Irvington Concept Plan Analysis:** Sites #2 and #3 are located within the Irvington Planning Area. The City of Fremont is in the process of reviewing the Draft Irvington Concept Plan. The Draft Plan currently proposes redesignation of the southeast corner of Fremont Boulevard and Grimmer Boulevard (Site #3) to accommodate primarily high density residential uses. The Concept Plan is currently being refined to address concerns from the community. The proposed Planned District (P-2004-80) requires that future development of the parcels within this district be consistent with the “Vision” established by the Concept Plan for this site.
- **Niles Concept Plan:** Site #4 is located within the Niles Planning Area. However, it is located outside the limits of the Niles Concept Plan and, therefore, development on this site is not governed by the goals, policies and implementing strategies of the Plan. Site #4 is adjacent to properties designated 15 – 18 units per acre and developed with multi-family residential units. The proposed density range for the new Planned District (P-2004-81) is consistent with these existing residential densities.
- **Redevelopment:** The northern portion of Site #2 and all of Site #3 are within the Irvington Redevelopment Area. The proposed project is consistent with the Redevelopment Plan because the proposed General Plan Amendment and rezoning will set a framework for future redevelopment on these parcels. This framework will take into consideration the existing conditions and uses of the area. Further, the redesignations and rezoning will provide a framework for appropriate new businesses and residential development in coordination with Citywide economic development and affordable housing programs.

Environmental Analysis: An Initial Study and Draft Mitigated Negative Declaration have been prepared for this project. A finding is proposed that this project would not have a significant effect on the environment. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission and City Council. The review period for the Initial Study and Mitigated Negative Declaration began on October 31, 2003 and will conclude on December 1, 2003. The Planning Commission may make a recommendation on the Draft Mitigated Negative Declaration, based on comments made up to the time of the Planning Commission meeting. If any comments are received after the Planning Commission meeting, responses will be provided to the Council prior to their action.

The Initial Study conducted for the project has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on any wildlife resources. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to draft Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Response from Agencies and Organizations: No responses received.

This project was submitted to the Alameda County Congestion Management Agency (ACCMA) for review to determine if implementation of the proposal would create an impact on the regional transportation network. The agency responded with no comment on the proposed project.

Exhibits:	Exhibit "A1"	General Plan Exhibit – Site #1
	Exhibit "B1"	Zoning Exhibit – Site #1
	Exhibit "A2"	General Plan Exhibit – Site #2
	Exhibit "B2"	Zoning Exhibit – Site #2
	Exhibit "A3"	General Plan Exhibit – Site #3
	Exhibit "B3"	Zoning Exhibit – Site #3
	Exhibit "A4"	General Plan Exhibit – Site #4
	Exhibit "B4"	Zoning Exhibit – Site #4
	Exhibit "C1"	Planned District Exhibit – Site #1
	Exhibit "C2"	Planned District Exhibit – Site #2
	Exhibit "C3"	Planned District Exhibit – Site #3
	Exhibit "C4"	Planned District Exhibit – Site #4

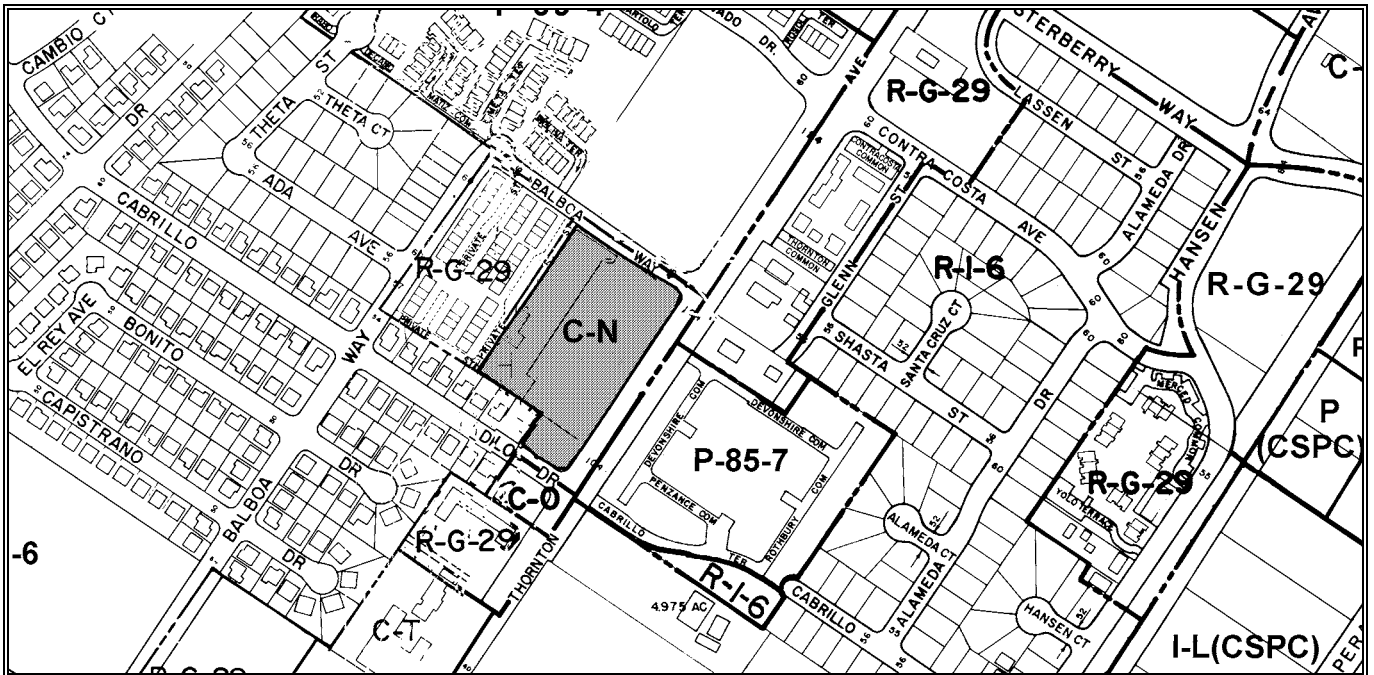
Enclosures:	Exhibit "C1"	Planned District Exhibit – Site #1
	Exhibit "C2"	Planned District Exhibit – Site #2
	Exhibit "C3"	Planned District Exhibit – Site #3
	Exhibit "C4"	Planned District Exhibit – Site #4
	Initial Study and Draft Mitigated Negative Declaration	
	Correspondence	

Recommended Actions:

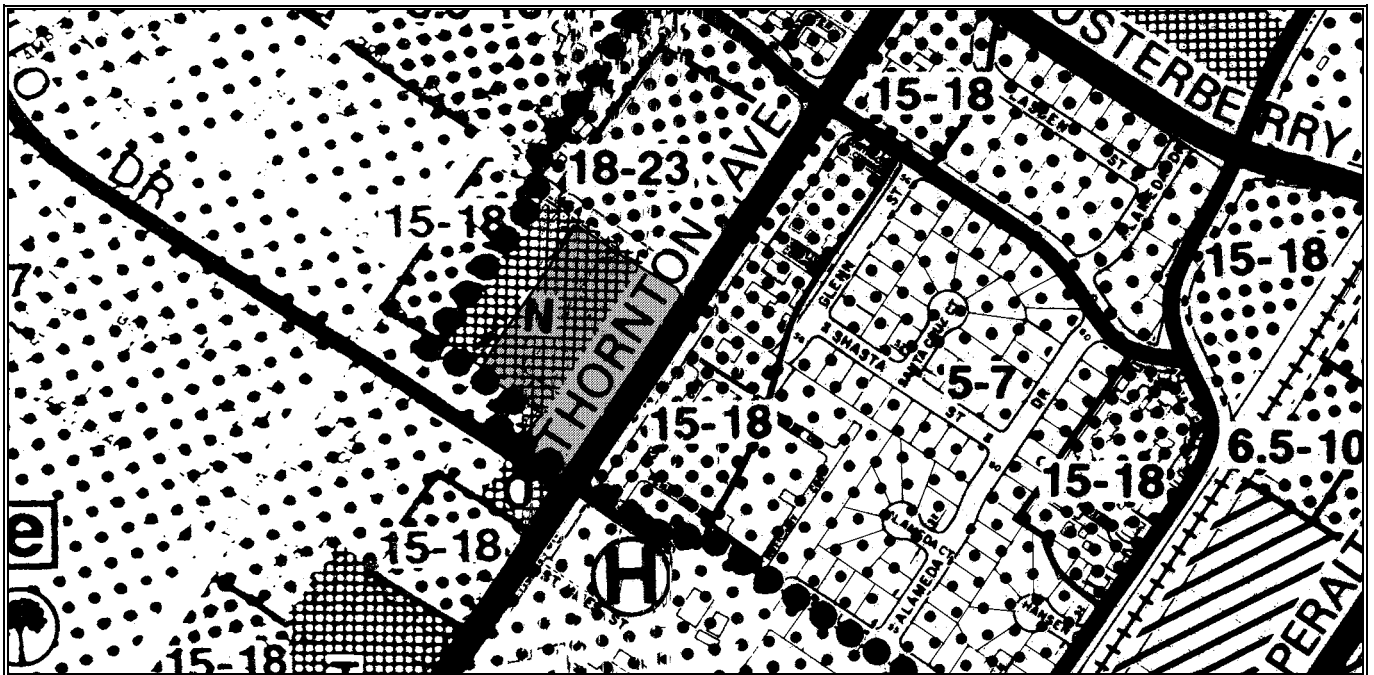
1. Hold public hearing.
2. Recommend that, based on the information available to date, the City Council find the initial study has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources.
3. Recommend that the City Council approve a Mitigated Negative Declaration and find it reflects the independent judgment of the City of Fremont.

4. Find that General Plan Amendments and Planned District Rezonings (P2004-77, P2004-79, P2004-80 and P2004-81) are in conformance with the relevant provisions contained in the City's General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use and Housing Element Chapters as enumerated within the staff report.
5. Find that the existing commercial sites have relatively unique features and that their designation for mixed-use and/or residential developments requires specific design considerations to achieve these objectives; and are identified in the Housing Element such that the properties can best be developed as Planned districts.
6. Recommend that the City Council approve PLN2004-00077, PLN2004-00079, PLN2004-00080, PLN2004-00081 to amend the General Plan land use diagram to designate these sites with additional residential land use designations, and rezone them to Planned Districts (P2004-77, P2004-79, P2004-80 and P2004-81) in conformance with Exhibits "A1", "A2", "A3", "A4", Exhibits "B1", "B2", "B3", "B4" and Exhibit "C1", "C2", "C3" and "C4". (General Plan Amendment, Rezoning Exhibits and Planned District Exhibits).

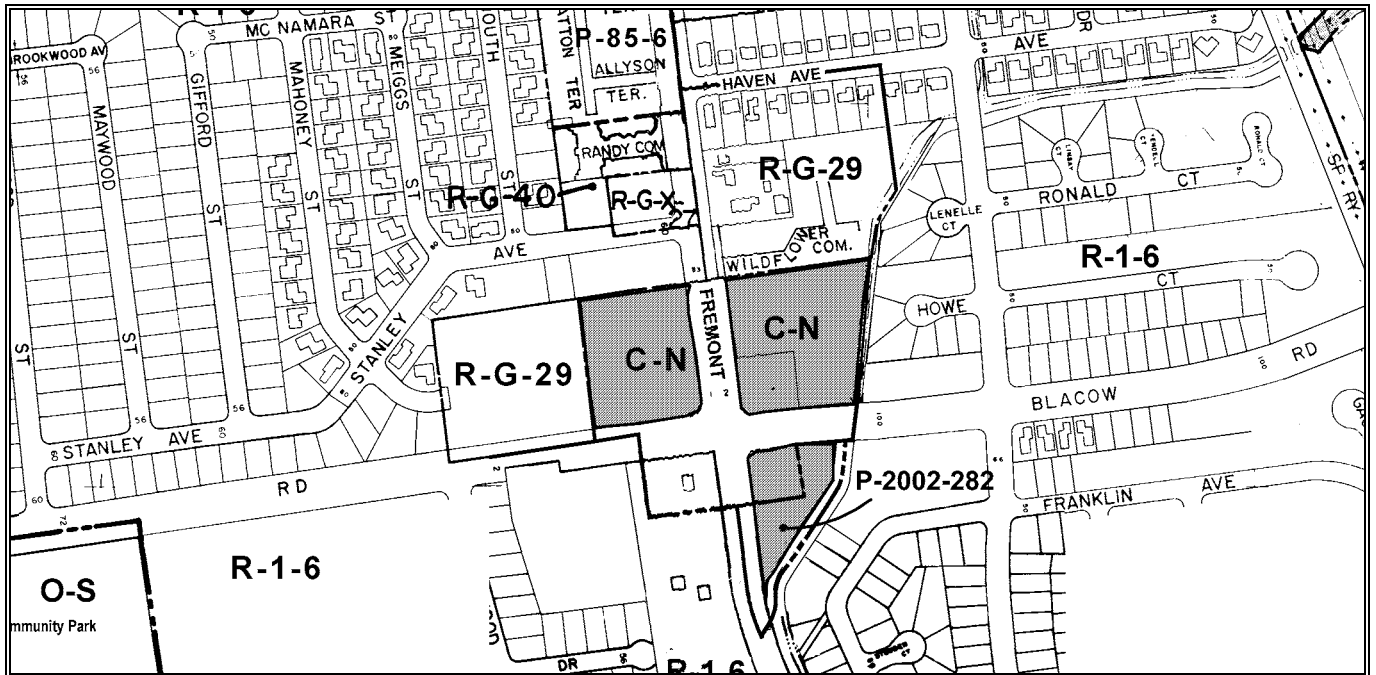
Existing Zoning
Shaded Area represents the Project Site



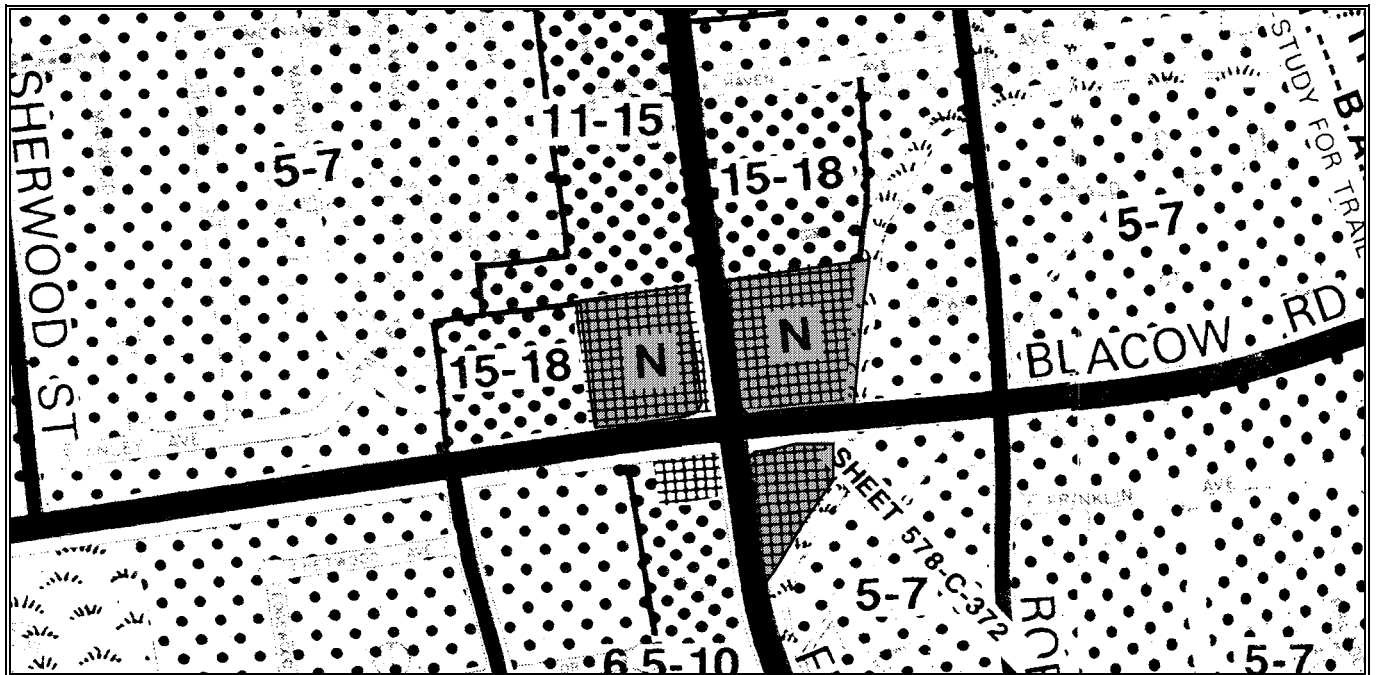
Existing General Plan



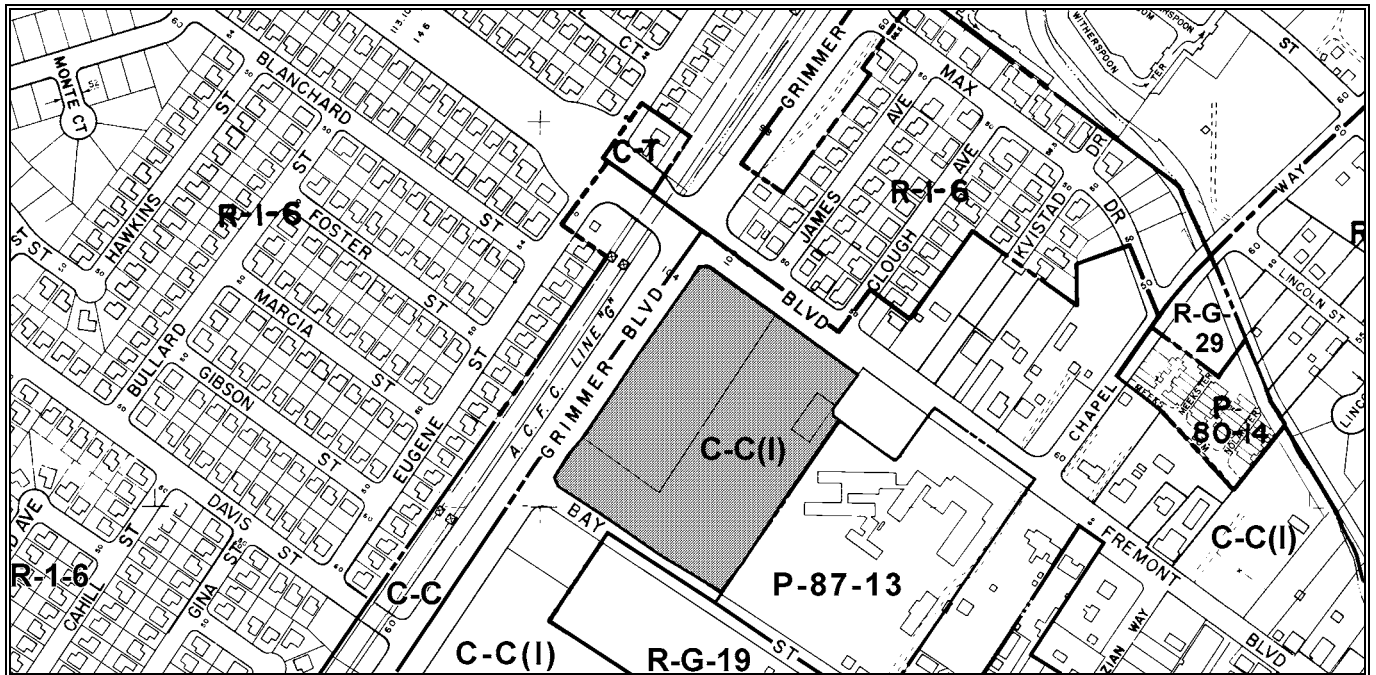
Existing Zoning
Shaded Area represents the Project Site



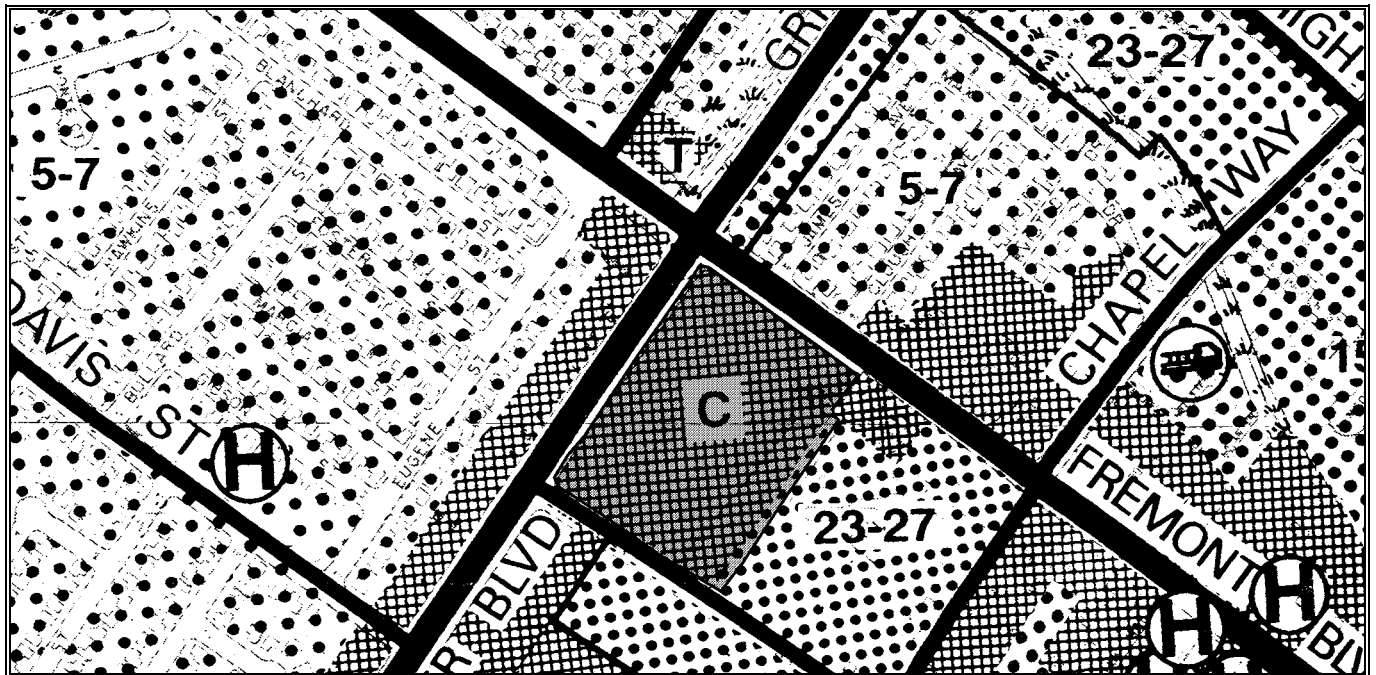
Existing General Plan



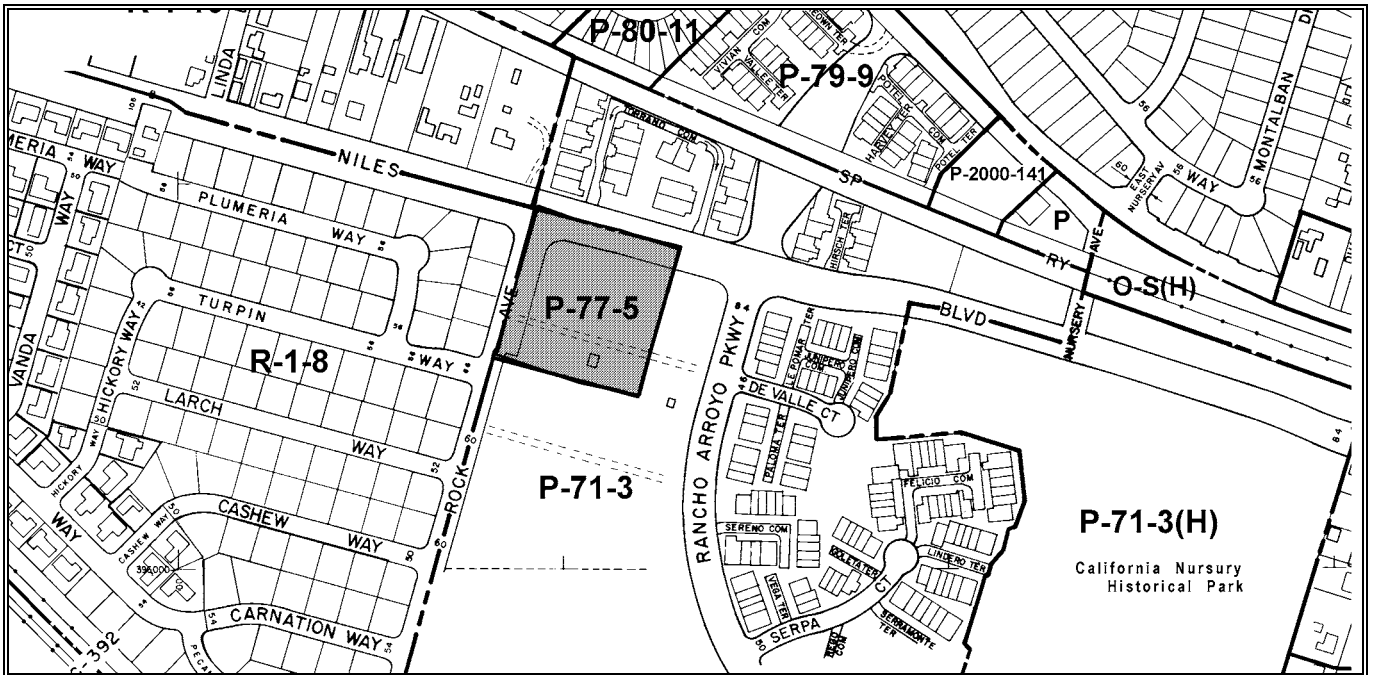
Existing Zoning
Shaded Area represents the Project Site



Existing General Plan



Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

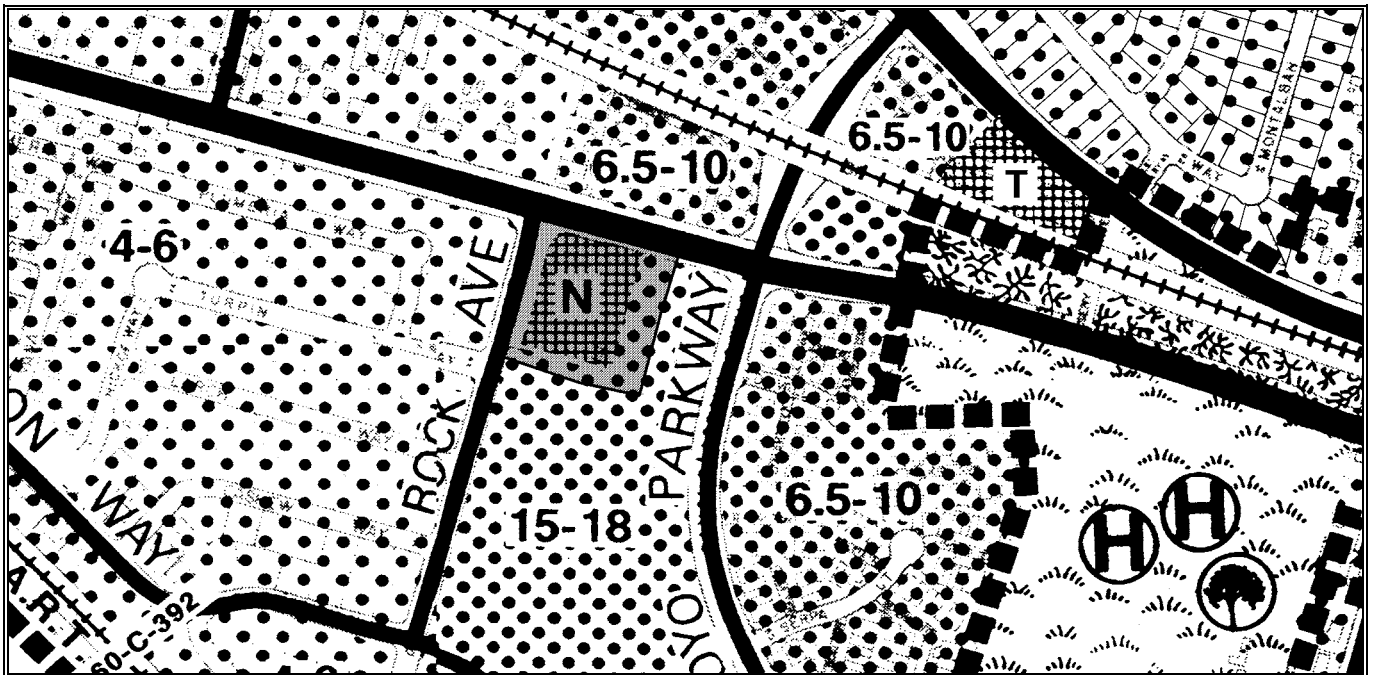


EXHIBIT "A1"

Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 03 .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE CENTERVILLE PLANNING AREA



From: Neighborhood Commercial

To: Neighborhood Commercial & Residential, High 23-27 du/ac

[pc on 11-20-03] 54-384, 60-384

Project Name: Housing Element Program Implementation (Site 1- Cabrillo Shopping Center)

Project Number: PLN2004-00077 (gpa, pd)

EXHIBIT "B1"

Attached to and made a part of

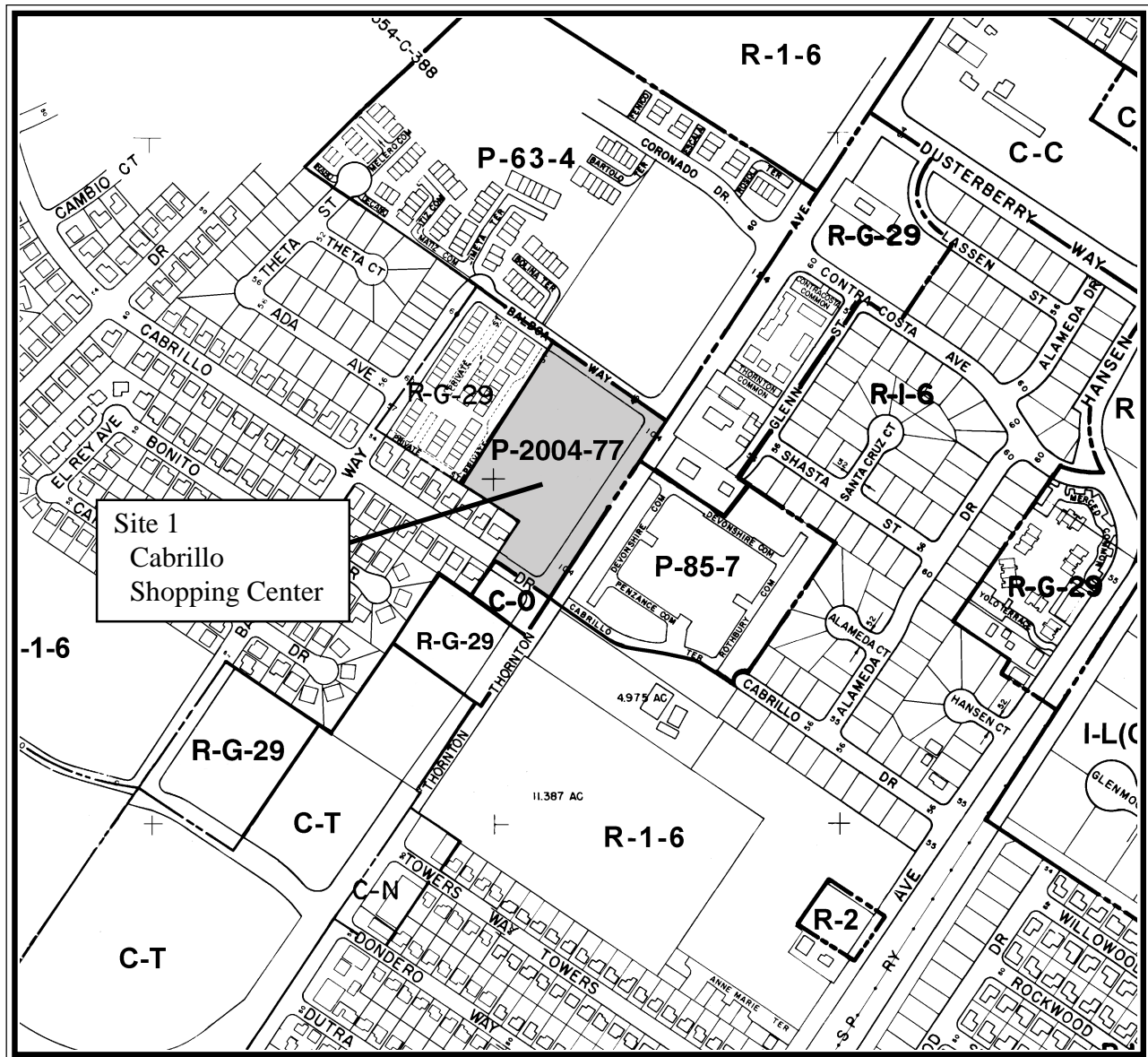
Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 03 .

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE CENTERVILLE PLANNING AREA



From: C-N

To: P-2004-77

[pc on 11-20-03] 54-384, 60-384

Project Name: Housing Element Program Implementation (Site 1- Cabrillo Shopping Center)

Project Number: PLN2004-00077 (gpa, pd)

EXHIBIT "A2"

Attached to and made a part of

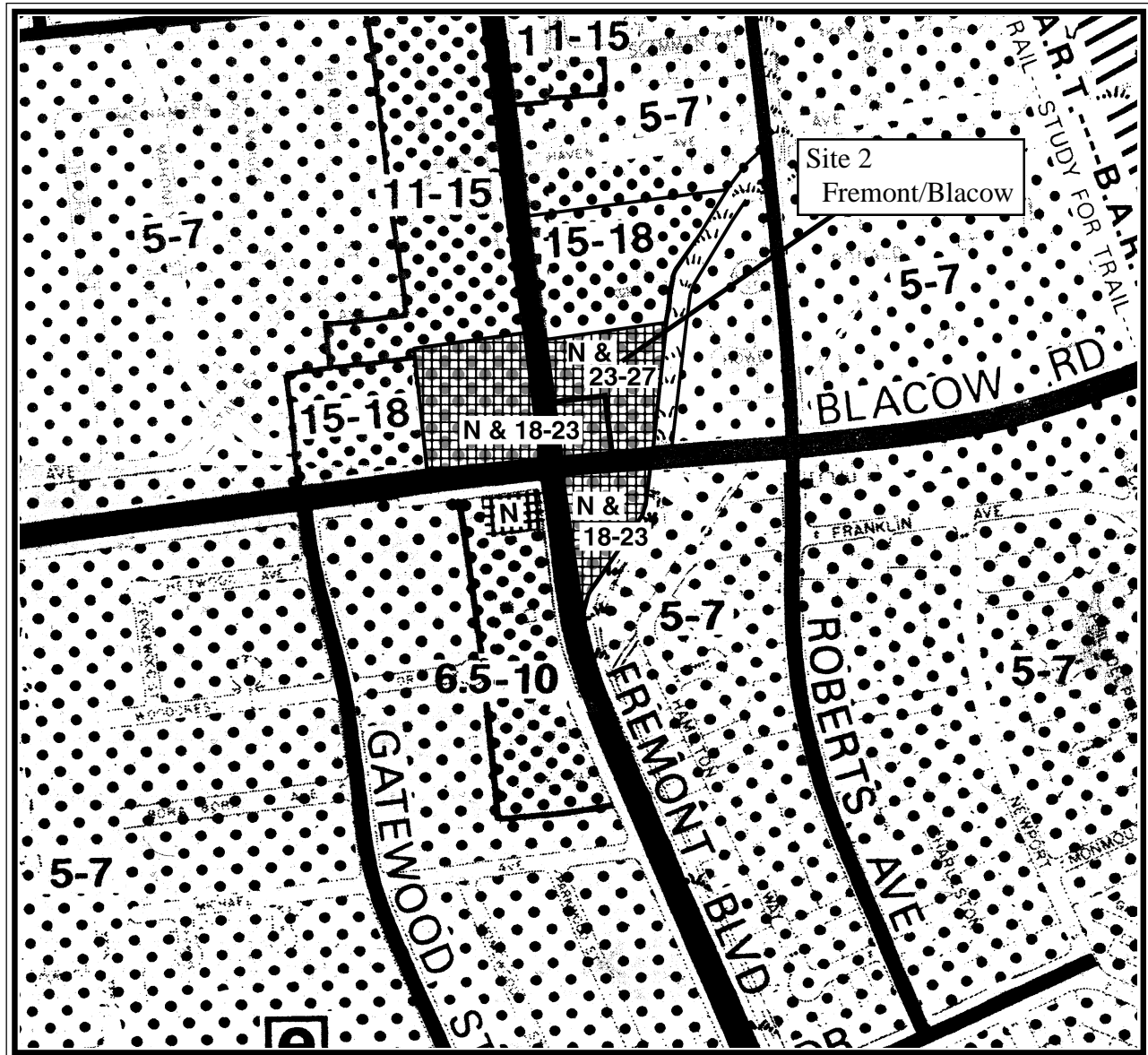
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20 03** .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE IRVINGTON PLANNING AREA



From: Neighborhood Commercial

To: Neighborhood Commercial & Residential, Med 18-23 du/ac;
Neighborhood Commercial & Residential, Med 23-27 du/ac

Project Name: Housing Element Program Implementation (Site 2- Fremont/Blacow)

Project Number: PLN2004-00079 (gpa, pd)

[pc on 11-20-03] 72-376, 72-380, 78-376, 78-380

EXHIBIT "B2"

Attached to and made a part of

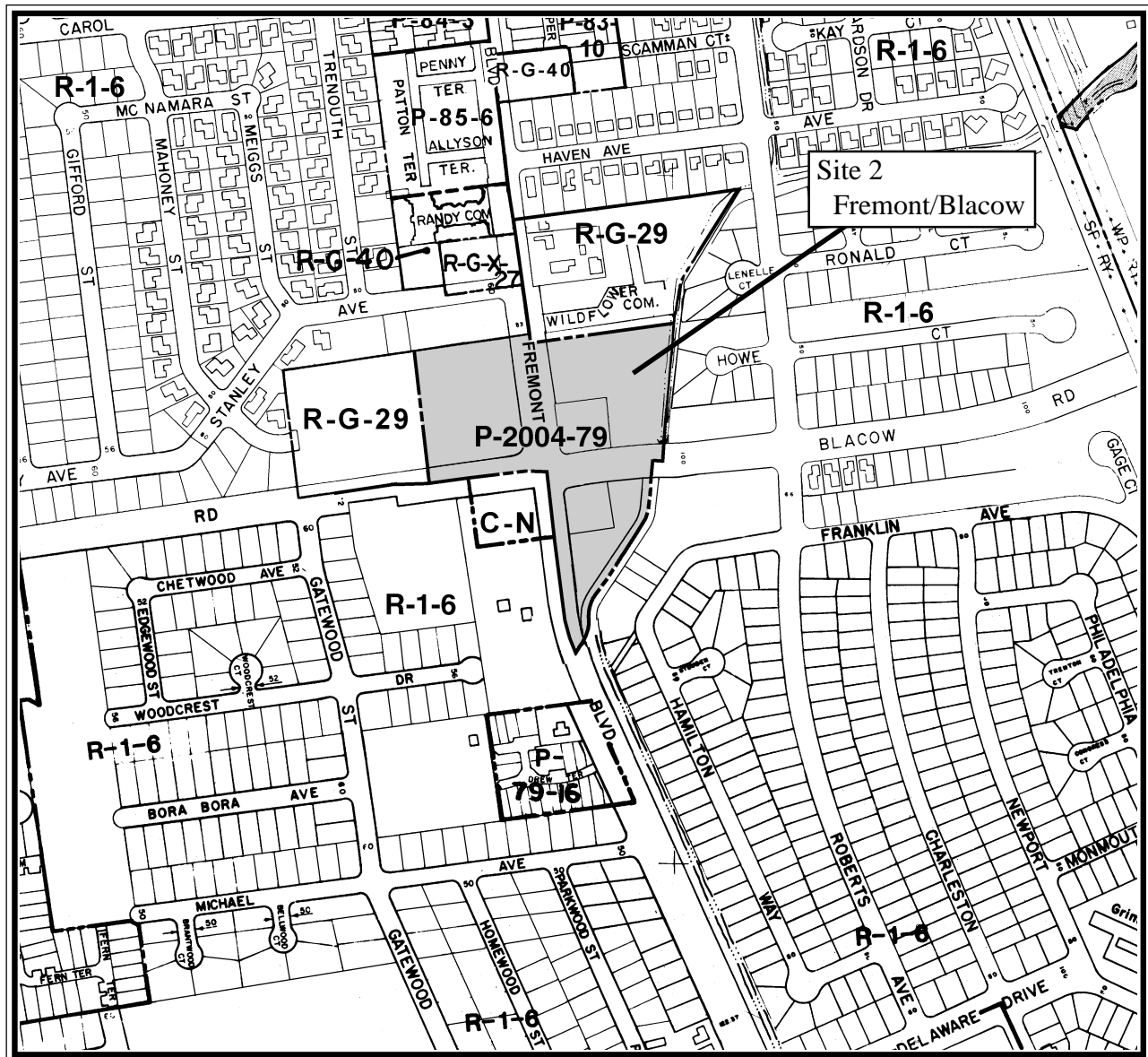
Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 03.

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE IRVINGTON PLANNING AREA



From: C-N and P-2002-282

To: P-2004-79

[pc on 11-20-03] 72-376, 72-380, 78-376, 78-380

Project Name: Housing Element Program Implementation (Site 2- Fremont/Blacow)

Project Number: PLN2004-00079 (gpa, pd)

EXHIBIT “A3”

Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, 20 03.

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE IRVINGTON PLANNING AREA



From: Community Commercial

To: Community Commercial & Residential, High 27-35 du/ac

[pc on 11-20-03] 72-376, 72-380

Project Name: Housing Element Program Implementation (Site 3- Fremont/Grimmer)

Project Number: PLN2004-00080 (gpa, pd)

EXHIBIT "B3"

Attached to and made a part of

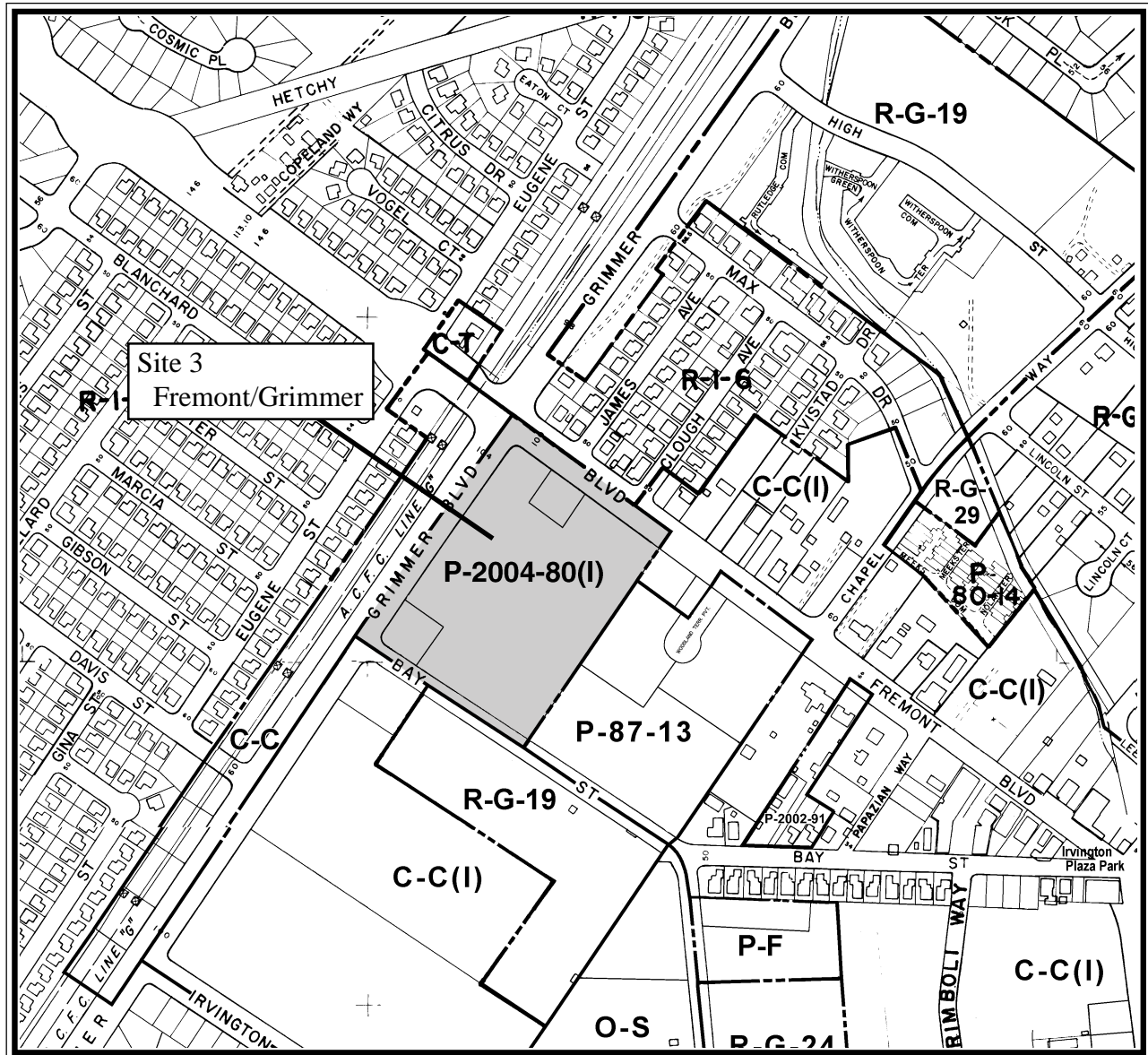
Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 03 .

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE IRVINGTON PLANNING AREA



From: C-C(I)

To: P-2004-80(I)

Project Name: Housing Element Program Implementation (Site 3- Fremont/Grimmer)

Project Number: PLN2004-00080 (gpa, pd)

[pc on 11-20-03] 72-376, 72-380

EXHIBIT “A4”

Attached to and made a part of

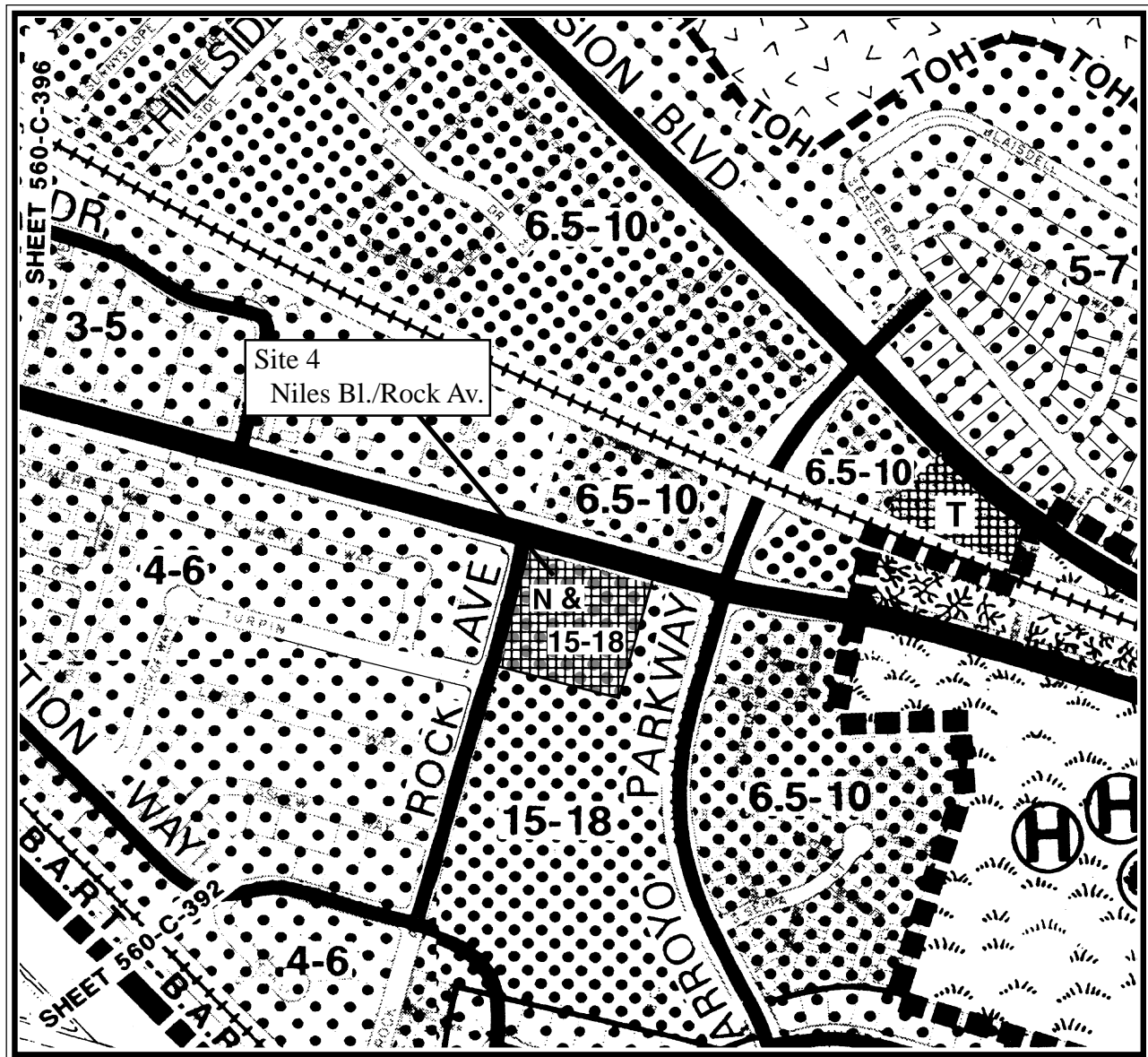
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 03 .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE NILES PLANNING AREA



From: Neighborhood Commercial

To: Neighborhood Commercial & Residential, Med 15-18 du/ac

[pc on 11-20-03] 66-396

Project Name: Housing Element Program Implementation Site 4

Project Number: PLN2004-00081 (gpa, pd)

EXHIBIT “B4”

Attached to and made a part of

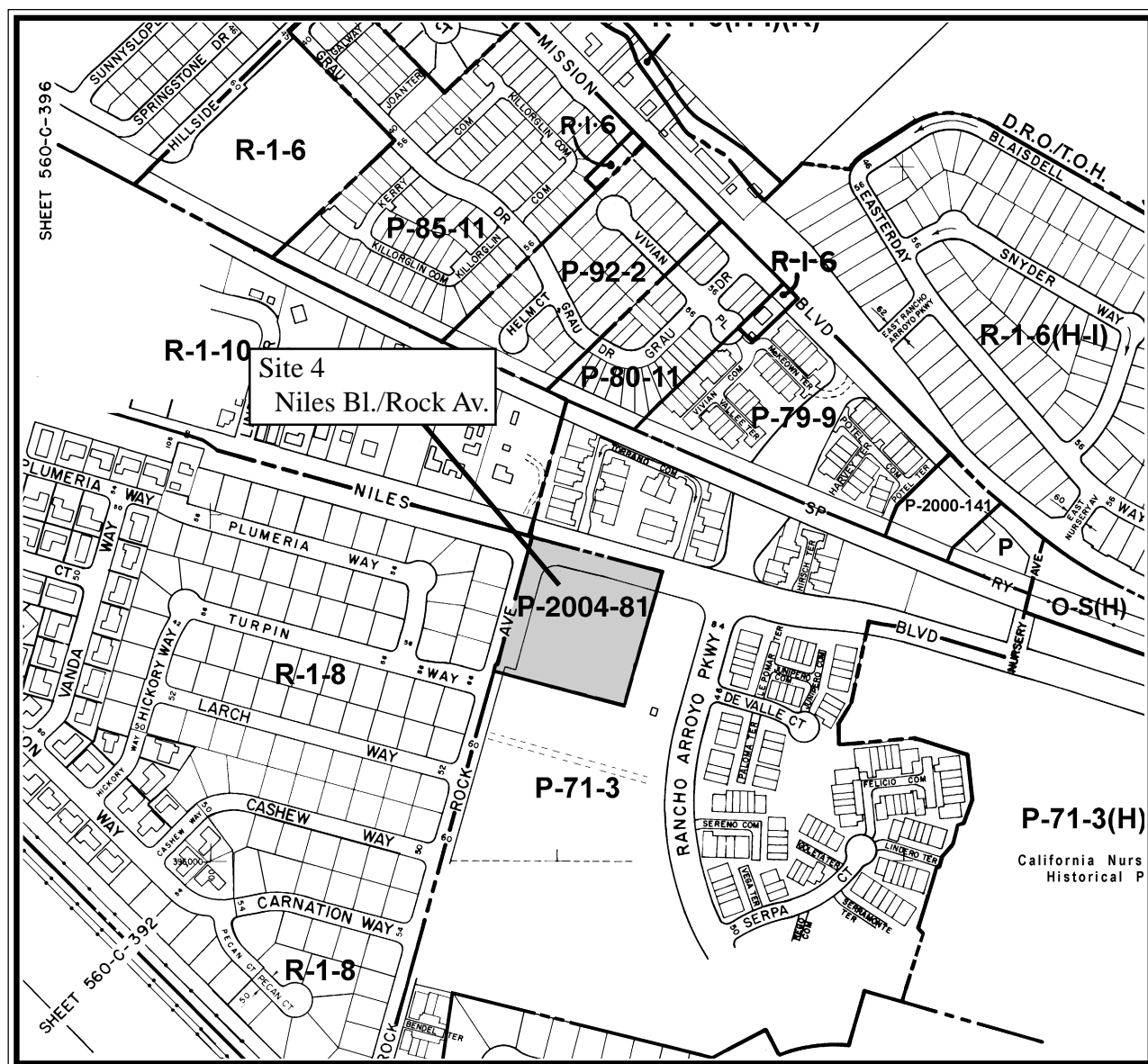
Ordinance No._____

adopted by the City Council of the City of Fremont, California

On the _____ day of _____, 2003.

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE NILES PLANNING AREA



From: P-77-5

To: P-2004-81

Project Name: Housing Element Program Implementation (Site 4- Niles Bl/Rock Av.)

Project Number: PLN2004-00081 (gpa, pd)

[pc on 11-20-03] 66-396

Housing Element Implementation Program 22 & 23 (Sites 1-4)

